



CITY OF CHARLOTTESVILLE
"A Great Place to Live for All of Our Citizens"

Department of Neighborhood Development Services

Memorandum

To: City Council
Planning Commission

From: James Freas, Director, Neighborhood Development Services

Date: August 14, 2023

Re: Charlottesville Development Code Adoption

CC: Sam Sanders, City Manager

The Department of Neighborhood Development Services is pleased to share the latest consolidated draft of the Charlottesville Development Code (Zoning and Subdivision). Completing this code, and the associated documents, has been a painstaking task of iterative review and edits as the team worked through over 400 pages of detailed ordinance language, incorporating feedback from City staff, the community, the Planning Commission, and City Council.

What's Included

The following documents are now available, or will be available soon:

- Complete consolidated draft of the Charlottesville Development Code, including the Zoning and Subdivision Ordinances
- "Redline" version of the draft Charlottesville Development Code, showing the changes since the first drafts released in Modules 1, 2, and 3
- The proposed Zoning Map, along with an overlay districts maps, a downtown stepback requirements map, and a map of street types
- Development Review Procedures Manual
- Affordable Dwelling Unit Administrative Manual (forthcoming)
- Engagement Summary Report (for draft zoning input in February – June 2023)

Next Steps

The Development Code is far from a final document. The Planning Commission and City Council will independently conduct their reviews of this document. The Planning Commission will review and then provide a recommendation to City Council. City Council will review, considering any changes proposed by the Planning Commission as well as any changes the Council itself may propose, then the Council will vote on the adoption of the new code.

August 29 Joint Work Session – Staff will review the adoption process with the Planning Commission and City Council

September 14 Planning Commission Public Hearing

Highlights

The following highlights some of the changes in this latest draft.

ARTICLE 1. ZONING DISTRICTS

- Added general introductory, official zoning map provisions

ARTICLE 2. ZONING DISTRICTS

- “How to Use this Article” added to explain the organization of the district materials
- Added zoning district summaries with district intents
- More rules/standards reinforcing that all development in the R-A, R-B, and R-C districts is sized appropriate to the context
- Reduced affordable dwelling unit bonus maximum in R-A, R-B, and R-C, and changed requirement to require only bonus units to be affordable
- Simplified Downtown Mixed Use standards, with allowed heights up to 10 stories, or determined by Board of Architectural Review (BAR) guidelines for areas under the BAR's purview
- Added Alternate Forms for non-residential uses, civic uses, and parks in residential districts
- Added rules for maximum building footprint to help manage building scale
- Clarified rules for basements and mezzanines
- Added more transition rules for managing building scale across streets

ARTICLE 3. USE REGULATIONS

- All commercial uses allowed in the R-A, R-B, and R-C districts require a Special Use Permit, with approval by the City Council
- Deleted Homestays (short-term rentals) as an accessory use; short-term rentals are not allowed in R-A and are only allowed by Special Use Permit in R-B and R-C
- Updated Solar Energy Systems rules
- Revised Temporary Use provisions

ARTICLE 4. DEVELOPMENT STANDARDS

- Provided more detail for Affordable Dwelling Unit requirements
- Added Site Access standards
- Integrated existing General Standards for Streets
- Integrated existing Streetscape rules and exceptions
- Revised Driveway Spacing standards, added Ribbon Driveway requirements
- Added Electric Vehicle Charging requirements for parking lots
- Integrated existing Landscaping bond requirements
- Added review criteria for signs in Architectural Design Control, Historic Conservation, and Entrance Corridor Districts, along with Individually Protected Properties
- Updated sign types to include Entrance Signs
- Revised Lighting standards

ARTICLE 5. ADMINISTRATION

- Separated Zoning administration (Article 5) from Subdivision (Article 6) to improve relationship to State law
- Moved notice and public meeting requirements out of the Development Code to the administrative manual
- Added Development Review process for site plans

ARTICLE 6. SUBDIVISION

- Moved subdivision review and enforcement to its own Article to better align with State law

ARTICLE 7. GENERAL STANDARDS AND DEFINITIONS

- Added General Rules of Interpretation
- Added definitions and measurement for general terms

INCLUSION OF EXISTING REGULATIONS THROUGHOUT THE DOCUMENT

A series of existing regulations have been pulled into the document and reformatted. The following have not been substantially edited from their original content.

- ARTICLE 1 – INTRODUCTORY PROVISIONS
 - Sec. 1.1.3. Purpose and Intent
- ARTICLE 2 – ZONING DISTRICTS
 - None
- ARTICLE 3 – USE REGULATIONS
 - Sec. 3.4.3. Communication Facilities
 - Sec. 3.5.2. Solar Energy Systems
 - Sec. 3.6.1. General Standards
- ARTICLE 4 – DEVELOPMENT STANDARDS
 - Sec. 4.3.3. Site Access (portions of Section from existing code)
 - Div. 4.4. Streets (portions of Division from existing code)
 - Div. 4.6. Utilities
 - Sec. 4.9.2.D. Bonding Requirements
 - Sec. 4.11.5.F. ADC Districts, HC Districts, Entrance Corridors, and IPPs
 - Sec. 4.11.8. Alternate Sign Plans

- ARTICLE 5 – ADMINISTRATION
 - Sec. 5.2.1.C.2. Disclosure of Real Parties of Interest
 - Sec. 5.2.1.E. Meetings Open to the Public
- ARTICLE 6 – SUBDIVISION
 - Sec. 6.7.4. Variations
 - Sec. 6.8.2. Remedies and Penalties for Subdivision
- ARTICLE 7 – GENERAL STANDARDS AND DEFINITIONS
 - None